

SUBDIVISION COMMITTEE

Regular Meeting -- January 22, 1968

PRELIMINARY PLANS

C8-67-93 Westover Plaza
Balcones Drive and Cima Serena

The staff reported that there had been a request to postpone this preliminary plan until the next regular meeting.

After further discussion, the Committee then

VOTED: To POSTPONE the preliminary plan of WESTOVER PLAZA until the next regular meeting.

C8-67-95 Prado Heights
Scenic Loop and Highway 183

The staff reported that this subdivision is residential and is classified as suburban. It is located on Scenic Loop and Highway 183 and consists of 19.8 acres with 42 lots, the average lot size being 60 feet by 200 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water available from Water District No. 5. Sanitary sewer not available.
2. Electric and Telephone Company - L.C.R.A. electric service area and additional easements required for telephone service.
3. Storm Sewer Department - Drainage easements required east of Doret Drive in Block D. Show existing easements in V. C. Lynch Subdivision.
4. Public Works Department - Show all lot dimensions, building setback lines, and location map. Show ties across Scenic Loop and U. S. Highway 183 to ironstake fence or right-of-way markers.

Planning Department comments are as follows:

1. Variance required on length of Candy Lane. Recommend variance be granted as provision for the extension of the street is being made.
2. Variance required on length of Doret Drive. Recommend variance be granted due to low density.
3. Show building setback lines on plan.

C8-68-95 Prado Heights--contd.

4. All lots require to provide 60 feet of width at front building line.
5. Identify 10 feet for dedication along Scenic Loop and show proposed south right-of-way line. (Primary thoroughfare)
6. Recommend Lots 1 and 2, Block B combined, as Lot 1 has no building site except at extreme rear of lot.
7. Recommend Lots 1 and 2, Block F be platted to face Candy Lane.
8. Identify lots.
9. Compliance with departmental reports.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of PRADO HEIGHTS, subject to the conditions listed above and granting a variance on length of Candy Lane and on length of Doret Drive.

C8-68-1 Mountain Shadow Subdivision
Mountain Shadow Drive and Palisades Park

The staff reported that this subdivision is apartments and is classified as urban. It is located on Mountain Shadow Drive and Palisades Park and consists of 20 acres with 19 lots, the average lot size being 150 feet by 220 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water and sewer approach main are required. Annexation required for service.
2. Electric and Telephone Company - Additional easements required, seven and one half feet at rear of all lots for underground construction.
3. Storm Sewer Department - Show existing storm sewer in Balcones Drive.
4. Public Works Department - Plat complies.

Planning Department comments are as follows:

1. Oral report to be given at meeting.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of MOUNTAIN SHADOW SUBDIVISION, subject to the conditions listed above.

C8-68-2 Mission Hill, Section 2
 Mission Hill Circle

The staff reported that this subdivision is apartment and commercial and is classified as urban. It is located on Mission Hill Circle and consists of 5.71 acres with 18 lots, the average lot size being 85 feet by 105 feet.

The staff reviewed the following departmental comments:

- 1. Water and Sewer Department - Water and sewer available.
- 2. Electric and Telephone Company - Additional easements required.
- 3. Storm Sewer Department - Plat complies.
- 4. Public Works Department - Plat complies.

Planning Department comments are as follows:

- 1. Variance required on length of Mission Hill Circle. Recommend that provisions for the easterly continuation of the street be made.
- 2. Fifteen foot setback lines required from Catalina for Lots 1 and 17.
- 3. Twenty-five foot setback required from Ben White Boulevard for Lot 18.
- 4. Access to Lot 18 from Ben White Boulevard is questionable due to grade between the property line and edge of pavement.
- 5. Zoning change required on Lots 1-17 from "GR" General Retail to "B" Residence for apartment useage.
- 6. Compliance with departmental requirements.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of MISSION HILL, Section 2, subject to the conditions listed above and granting a variance on length of Mission Hill Circle.

C8-68-3 V. E. Smith Subdivision
 Gunter Street and Abbate Circle

The staff reported that this subdivision is residential and is classified as urban. It is located on Gunter Street and Abbate Circle and consists of 3.33 acres with 12 lots, the average lot size being 85 feet by 140 feet.

The staff reviewed the following departmental comments:

- 1. Water and Sewer Department - Water and sewer available.
- 2. Electric and Telephone Company - Additional easement required.

C8-68-3 V. E. Smith Subdivision--contd.

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| 3. Storm Sewer Department | - | Filling or drainage easement required to drain Wayneroy Drive. |
| 4. Public Works Department | - | Indicate ties across Gunter Street to ironstake or fence. Show radius of cul-de-sac and all lot dimensions. |

Planning Department comments are as follows:

1. Variance required on length of Wayneroy Drive. Recommend variance be granted as provision for extension of street is being made.
2. Fifteen foot building setback line required from Abbate Circle for Lot 1.
3. Compliance with departmental reports.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of V. E. SMITH SUBDIVISION, subject to the conditions listed above and granting a variance on length of Wayneroy Drive.

C8-68-4 North Meadows
Applegate Drive and Newmont Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Applegate Drive and Newmont Drive and consists of 37.89 acres with 137 lots, the average lot size being 70 feet by 135 feet.

The staff reviewed the following departmental comments:

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| 1. Water and Sewer Department | - | Water available from city owned Water District #7. Sanitary sewer not available. |
| 2. Electric and Telephone Company | - | Additional easements required for street build. |
| 3. Storm Sewer Department | - | Plat appears to comply. |
| 4. Public Works Department | - | Show correct street width on Newmont Road. (50 feet is indicated - 60 feet should be shown) Change name of Applegate Drive or redesign south street lines up with Applegate on the east side of Lamar. If name is change, also change Applegate Court. Show ties to right-of-way marker or ironstake on east side of Lamar Boulevard. |

C8-68-4 North Meadows--contd.

Planning Department comments are as follows:

1. Recommend modification of plan to combine Newmont Road easterly to Lamar Boulevard as a 60 foot collector street.
2. Additional right-of-way required along North Lamar Boulevard.
3. Variance required on length of Block E. Recommend variance be granted as adjoining property abutting Block E is already platted.
4. Fifteen foot setback lines required from side streets from all corner lots.
5. Show setback line from Lamar Boulevard for Lot 1, Block E and Lot 13, Block C.
6. Compliance with departmental reports.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of NORTH MEADOWS, subject to the conditions listed above and granting a variance on length of Block E.

C8-68-5 Garden Villa Estates
South Center and Garden Villa Lane

The staff reported that this subdivision is apartments and is classified as urban. It is located on South Center and Garden Villa Lane and consists of 12 acres with 34 lots, the average lot size being 85 feet by 115 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water and sewer available.
2. Electric and Telephone Company - Additional easements required.
3. Storm Sewer Department - Show existing pipe in Garden Villa Lane. One existing inlet will probably need relocating.
4. Public Works Department - Request that name of Marcae Circle be changed to eliminate conflict with Marcell and Marcy streets. Additional right-of-way required on South Second Street. Show existing building setback lines and ties across Garden Villa Lane to subdivision on west side of street.

C8-68-5 Garden Villa Estates--contd.

Planning Department comments are as follows:

1. Identify proposed uses.
2. Approval of this plan does not constitute approval of zoning required for uses proposed.
3. Additional right-of-way required to widen South Second Street.
4. Recommend alternate residential layout provide for street connection between the southern portion of Marcae Circle and South Second Street.
5. Show lot lines for alternate residential layout for Lots 11, 12 and 13.
6. Show building setback lines on plan. (25 feet from the front and 15 feet from side street on all corner lots.)
7. Compliance with departmental reports.

After further discussion, the Committee then

VOTED: To POSTPONE the preliminary plan of GARDEN VILLA ESTATES until the next Subdivision Committee meeting in order to give the staff and applicant time to work out the problems.

C8-68-11 Hoagland Addition
Powell Lane and Georgian Drive

The staff reported that this subdivision is commercial and is classified as urban. It is located on Powell Lane and Georgian Drive and consists of 4.95 acres with 10 lots, the average lot size being 110 feet by 120 feet.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water available. Sanitary sewer approach main required.
2. Electric and Telephone Company - Additional easements required for street build.
3. Storm Sewer Department - Show existing pipe in West Powell Lane. Drainage easements of continuation of pipe down Guadalupe Street required.
4. Public Works Department - Show complete boundary survey, all lot dimensions, building setback lines and ties to ironstake or fence on south side of West Powell Lane.

C8-68-11 Hoagland Addition--contd.

Planning Department comments are as follows:

1. Cul-de-sac required at north end of proposed Guadalupe Street.
2. Show complete boundary survey, all lot dimensions, and building setback lines.
3. Exclude Lots 1-8 from this plan. (Short form pending on these lots.)
4. Round corners of street intersections.
5. Compliance with departmental reports.

After further discussion, the Committee then

VOTED: To APPROVE the preliminary plan of HOAGLAND ADDITION, subject to the conditions listed above.

SHORT FORM PLATS - FILED AND CONSIDERED

C8s-68-5 Jackson Terrace No. 2
Burnet Road and Ohlen Road

The staff reported that all departmental reports have not been completed and recommended this short form plat be accepted for filing only. The Committee then

VOTED: To ACCEPT for filing the short form plat of JACKSON TERRACE NO. 2.

C8s-68-7 Ridgewood Village, Section 1 and 2 Resub.
Ridgewood Road

The staff recommended approval of this short form plat, granting a variance on the signature requirement of the adjoining property owners. The Committee then

VOTED: To APPROVE the short form plat of RIDGEWOOD VILLAGE, Section 1 and 2, Resub., granting a variance on the signature requirement of the adjoining property owners.

C8s-68-9 Herman Brown Addition No. 2, First Resub.
Scenic Drive

The staff reported that all departmental reports have not been completed and recommended this short form plat be accepted for filing only, granting a variance to exclude balance of tract. The Committee then

VOTED: To ACCEPT for filing the short form plat of HERMAN BROWN ADDITION NO. 2, First Resub., granting a variance to exclude balance of tract.

ADMINISTRATIVE APPROVAL

The staff reported the following short form plat have received administrative approval under the Commission's rules. The Committee then

VOTED: To ACCEPT the staff report and record in the minutes of this meeting the administrative approval of the following short form plats:

- C8s-67-93 Richland Estates, Section 1
Hawkins, Harris and Hyman Lanes
- C8s-68-4 Northcape, Section 1
Northcape Drive and Hansford Drive
- C8s-67-201 Fred Wong
Bluebonnet Lane
- C8s-67-196 Hyde Park #2, Resub. 31-37
West 39th Street and Speedway
- C8s-68-6 Rayford Subdivision
White Lane
- C8s-67-194 Pasadena Addition
Burnet Road and Pasadena Drive

SUBDIVISION APPROVAL BY TELEPHONE POLL

The staff reported that the following subdivisions were considered by telephone poll, and that the majority of the Commission had:

VOTED: To APPROVE the following final plats:

- C8-67-90 Barton Hills West, Section 1
Barton Hills Drive and Barton Skyway
- C8-68-7 Colorado Hills Estates, Section 3
Riverside Drive and Royal Crest